

**ORDINANCE NO. 041202-Z-8**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BECKER-WILDE HOUSE LOCATED AT 1207 WEST 6<sup>TH</sup> STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-HISTORIC-NEIGHBORHOOD PLAN (CS-MU-CO-H-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic-neighborhood plan (CS-MU-CO-H-NP) combining district on the property described in Zoning Case No. C14H-04-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 7, Block 1, Outlot 1, Division Z, Duval Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 23, of the Plat Records of Travis County, Texas, (the "Property")

generally known as the Becker-Wilde House, locally known as 1207 West 6<sup>th</sup> Street, in the Old West Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Drop-off recycling collection facilities	Exterminating services
Kennels	Adult oriented businesses
Limited warehousing and distribution	Vehicle storage

2. The following uses are conditional uses of the Property:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Convenience storage  
Equipment sales  
Laundry services  
Residential treatment

Automotive repair services  
Automotive washing (of any type)  
Construction sales and service  
Equipment repair services  
Guidance services  
Maintenance and service facilities  
Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

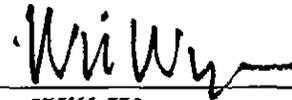
**PART 3.** Except as provided in this ordinance, the Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on December 13, 2004.

**PASSED AND APPROVED**

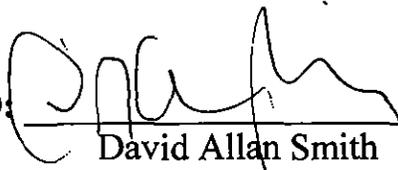
December 2, 2004

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§  
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Will Wynn  
Mayor

**APPROVED:**

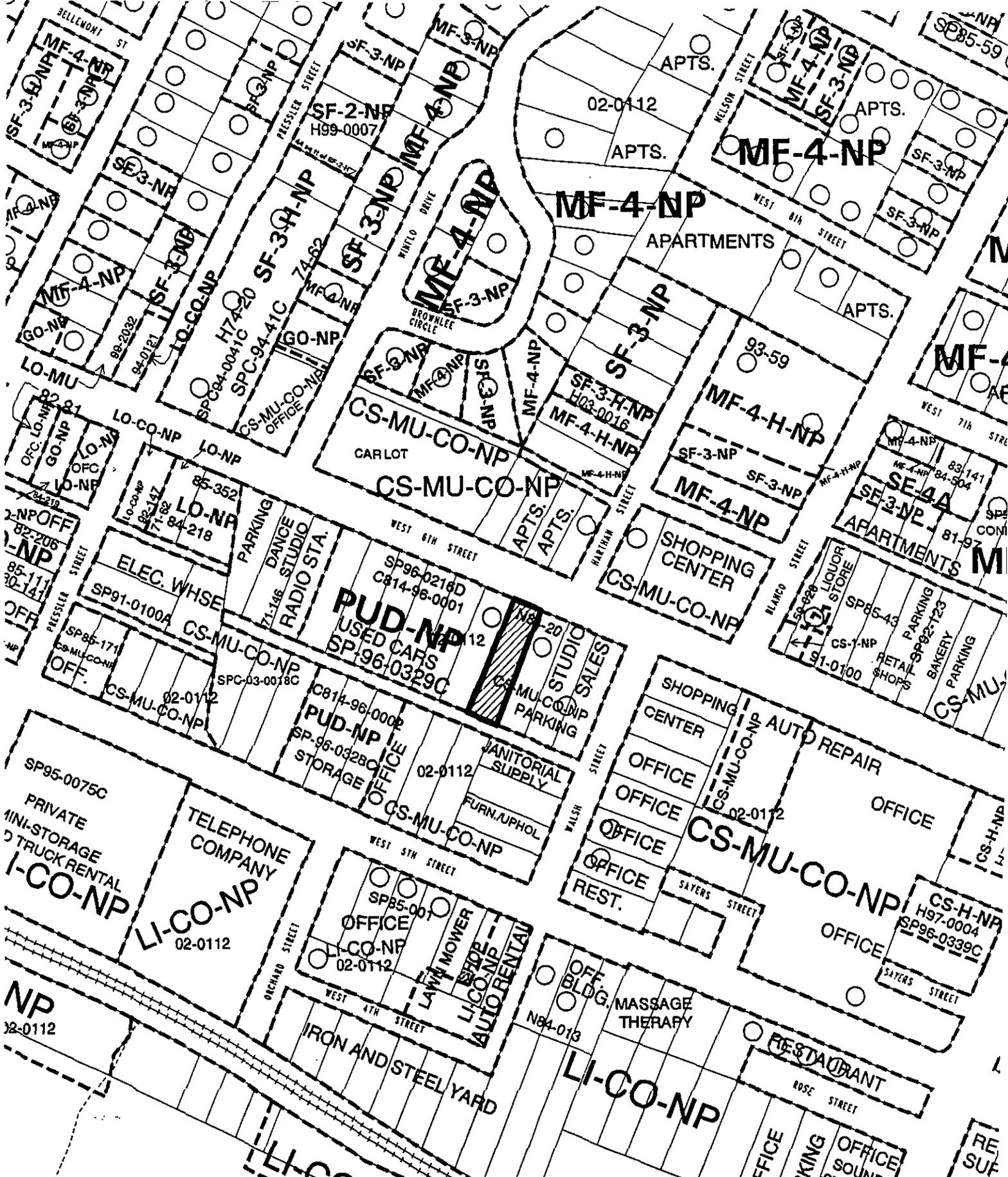


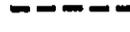
David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: S. SADOWSKY

HISTORIC ZONING *EXHIBIT A*  
 CASE #: C14H-04-0016  
 ADDRESS: 1207 W 6TH ST  
 SUBJECT AREA (acres): N/A  
 DATE: 04-08  
 INTLS: SM  
 CITY GRID REFERENCE NUMBER  
 H22

ANNUAL CHARTER